



## **ADDITIONAL WORK TO YOUR PROPERTY TO BRING IT UP TO CODE**

### **You received a letter from the city:**

You were informed that your sewer and water services did not meet city code, or that you were required to hard-surface your driveway/parking area per city code. Note: Concrete surfacing requires a building permit, whereas asphalt surfacing does not.\*

### **Your street is being resurfaced or reconstructed:**

During the street reconstruction process, **at an additional cost beyond the assessment for the street work**, you are required to have additional work done to your property to bring it up to code, including driveway replacement or hard surfacing of driveway or parking areas, or sewer and water service line replacement from the street to your home.\*

### **Payment for the work:**

It is the property owner's responsibility to hire a contractor to do this work. You can pay the cost of the additional work directly to the contractor, or the cost may be added to your assessment and billed to you along with your property taxes. For this second option, fill out the request form and submit it along with the contractor's invoice (not a quote – it must be the final invoice for the work) to the city's engineering department.

If your project is not required as part of a street improvement project, it will be treated as a petition project and will follow the same procedure as described for a street improvement project.

### **When can I expect the assessment to show up on my taxes?**

After the entire street project is completed, including the final wear course which often takes place the following spring, a final assessment roll will be generated which reflects the actual measured quantities and contractor construction costs used for the improvements affecting your property. A letter will be mailed to the current property owner describing the assessment and the payment options.

Upon adoption of the final assessment by the city council, you will receive a bill for the entire amount, which may be paid in full within 30 days with no interest. If you have decided to have the amount added to your property taxes, it will not show up until the following year, and be spread out over 5 or 10 years (your choice), with interest. Amounts over \$5000 may be spread out over 15 years, upon written request. You may also pay a portion and add the remaining amount to your taxes.

### **Deferral of payment:**

Property owners 65 years of age or older, or those with permanent disabilities or serving in the military, may apply for deferral of special assessments against homestead property, which means the assessment does not have to be paid until the home is sold, the property owner moves, or the property owner dies. Interest will accrue annually during the term of the deferral.

### **Questions:**

Questions may be directed to Sharon Koch at [skoch@city.mankato.mn.us](mailto:skoch@city.mankato.mn.us) or 387-8634.

*\*This program does not include repairs done to a property outside of the ones required for meeting city code.*